

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

Monday, July 23, 2018

**Attending:**

Council Member Jim Sandager  
Council Member Renee Hardman  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
Building Official Rod Van Genderen  
Planner Brad Munford  
Planner Brian Portz

Development Director Lynne Twedt  
Development Coordinator Linda Schemmel  
Planner Karen Marren  
Associate Planner Mackenzie Locey  
Associate Planner Alex Carl  
Intern Andrew Sunderman

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

**1. Multi-family Residential Street Presence - Karen**

Recent development applications have included site plans for multi-family units with the garage facing the street and the front door facing the back of the property. Staff are seeking Council direction regarding whether this streetscape fits the look West Des Moines is seeking to promote. Council Members Sandager and Hardman questioned whether the homes were facing an alley or a private street. City Manager Hadden pointed out that maintaining private streets can be problematic long-term for the owners. Planner Karen Marren provided several sketches and architectural drawings demonstrating different streetscapes in the metro area. Some were garages facing the streets, some included a small garage door with the garage facing the street, some varied the footprint by pushing the garage forward or back, others included front door next to the garage door. It was pointed out that units with garages fronting the private street required visitors to walk around behind the building for front door access.

*Direction: Council Members were supportive of allowing multi-family units with garages fronting to private streets as long as the applicant uses architectural variations and landscaping to enhance the streetscape. They recommended use of alleys rather than private streets.*

**2. Upcoming Projects – A map was provided with a brief description of each.**

- a. Iowa Clinic (5910 University Ave): Construction of 3-story addition and parking ramp. Future phases may include additional floors added to building and parking structure (MaM-003971-2018)
- b. Club Pilates (160 Jordan Creek Pkwy): Board of Adjustment approval of fitness use within Bridgewood Square development (PC-003983-2018)
- c. Campiello Point (6460 Galleria Dr): Subdivide property into 16 postage stamp lots for attached townhome development (PP-003982-2018)
- d. Mill Ridge Townhomes Phase 2 (SE and SW corners of Nelle Ln & S 91<sup>st</sup> St): Subdivide property into 79 postage stamp lots for detached and attached townhome development (PP-003969-2018 & SP-003968-2018)

**3. Minor Modifications**

- a. Holiday Park (1701 Railroad Ave): Construct shade structures over concessions and some bleachers (MML1-003975-2018)
- b. Wells Fargo Building Canopies (800 S Jordan Creek Pkwy): Add entrance canopies to 3 buildings (MML1-003976-2018)
- c. ENT Clinic (1455 29<sup>th</sup> St): Modify doors and change generator enclosure screening (MML1-003981-2018)
- d. La Michoacana (433 5<sup>th</sup> St): Add 8'x12' cooler to south side of building (MML1-003984-2018)

- e. Soteria Baptist Church (3250 SE Soteria Ave): Construct additional parking lot with 84 stalls (MML2-003972-2018)

#### 4. Other Matters

City Manager Hadden suggested taking Council Members on a tour of the metro area to view streetscapes.

*Direction: Council Members were supportive.*

The meeting adjourned at 8:45 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is August 6, 2018.

---

Lynne Twedt, Development Services Director

---

Jennifer Canaday, Recording Secretary